

RESOLUTION NO. 2723

RESOLUTION APPROVING A CLASS 3 REVIEW TO CONSTRUCT A NEW ELEMENTARY SCHOOL AT 316 W. NACHES AVE., SELAH WA (LINCE ELEMENTARY) FOR THE SELAH SCHOOL DISTRICT (CL3#2018-001 & ADJ#2018-006).

WHEREAS, on March 12, 2019, the City of Selah City Council considered the Class 3 Review and Administrative Adjustment applications presented by NAC Architecture on behalf of the Selah School District #119 to construct a new elementary school, increase the maximum lot coverage of the site from 35% to 38%, and provide environmental review of the proposal in its entirety.

WHEREAS, the Planning Commission recommended approval of the application with conditions on February 19, 2019; and,

WHEREAS, the City of Selah Council has considered the application, the Planning Commission's findings of fact, conclusions, and recommendation and the City staff report dated February 19, 2019, and the Council is satisfied that the matter has been sufficiently considered; and,

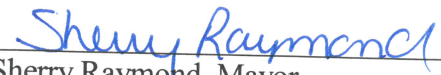
WHEREAS, the City Council adopts the Findings and Conclusions from the Planning Commission's Recommendation; and,

WHEREAS, the City Council considered the elements of public use and interest to be served by the proposed Class 3 use and Administrative Adjustment, and

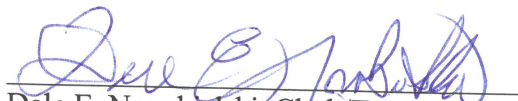
WHEREAS, the City Council considered the elements of public health, safety, and general welfare pertaining to the proposed Class 3 Use and Administrative Adjustment;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the City of Selah's Class 3 Use Review and Administrative Adjustment Applications CL3#2018-001 & ADJ#2018-006 requesting to construct a new elementary school, increase the maximum lot coverage of the site from 35% to 38% with the R-1 zoning district is APPROVED with the eleven (11) specific conditions recommended by the Planning Commission, set forth below and incorporated herein by this reference.

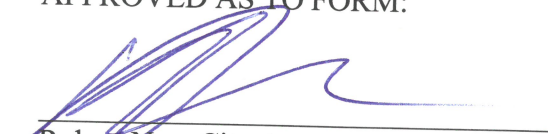
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 12th day of March 2019.


Sherry Raymond, Mayor

ATTEST:


Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:


Robert Noe, City Attorney

CONDITIONS OF APPROVAL

1. The applicant shall comply with all mitigation specified within City of Selah SEPA MDNS #2018-001, issued January 15, 2019 and CAO-2019-001 issued February 12, 2019.
2. Location of any future refuse dumpsters located on the subject property shall have enclosure installed in accordance with SMC 10.08.170.
3. Parking lot improvements shall be made in substantial conformance to the site plan and shall include the following features identified in the application and site plan:
 - a. Reconfiguration of access to through the existing lot substantially as shown on the site plan;
 - b. Stormwater management improvements; and
 - c. Illumination to the specifications described in the application;
4. Parking lot construction shall conform to Zoning Ordinance parking requirements and standards including grading and drainage as described by the application, timber or concrete barriers to provide physical separation of the parking lot from the streets, lighting installed to reflect away from adjoining areas, depth of pavement and other construction standards.
5. Accessible parking spaces shall be provided as required by the International Building Code and as shown on the site plan.
6. The school district shall pave/hard surface (BST) the gravel alley behind the school and parking area in accordance with SMC 10.34.070 or discontinue access/use of these areas.

7. A dust control plan shall be prepared and implemented during construction as required by the Yakima Regional Clean Air Agency.
8. Prior to issuance of a building permit, plan review, permits, and inspections are required pursuant to the 2015 International Building Code.
9. Prior to construction, the applicant shall submit civil engineering plans for review and approval to the City of Selah Public Works Director for any and all termination, relocation, or installation of public sewer or water lines, and construction of public improvements.
10. In accordance with SMC 9.23.030 and the Eastern Washington Stormwater Management Manual, the applicant shall submit stormwater plans for review and approval to the City of Selah Public Works Director prior to building permit issuance.
11. The project shall be completed within one year of the final decision. An extension may be requested as authorized by the zoning ordinance, but must be in writing and made prior to the completion date.